

MINUTES OF A REGULAR MEETING OF THE MADERA CITY COUNCIL CITY OF MADERA, CALIFORNIA

Item:	B-1
Minutes for:	04/20/16
Adopted:	07/06/16

**April 20, 2016
6:00 p.m.**

**Council Chambers
City Hall**

CALL TO ORDER

The regular meeting for 04/20/16 was called to order by Mayor Poythress at 6:00 p.m.

ROLL CALL:

Present: Mayor Robert L. Poythress
Mayor Pro Tem Charles F. Rigby
Council Member Andrew J. Medellin
Council Member Donald E. Holley
Council Member Derek O. Robinson Sr.
Council Member William Oliver

Others present were City Administrator David Tooley, City Attorney Brent Richardson, City Clerk Sonia Alvarez, Director of Community Development David Merchen, Director of Financial Services Tim Przybyla, City Engineer Keith Helmuth, Public Works Operations Director David Randall, Chief of Police Steve Frazier, Director of Parks and Community Services Mary Anne Seay, Director of Human Resources Wendy Silva, Chief Building Official Steve Woodworth, Information Services Manager Ted Uyesaka, Planning Manager Chris Boyle, Fire Battalion Chief Jim Forga, Commander Dino Lawson, Project Development Coordinator Ellen Bitter, Neighborhood Preservation Specialist I Steve Montes, and Deputy City Clerk Zelda León

INVOCATION: Pastor Mike Unger, Madera Rescue Mission

PLEDGE OF ALLEGIANCE: Mayor Poythress led in the Pledge of Allegiance.

PUBLIC COMMENT:

The first fifteen minutes of the meeting are reserved for members of the public to address the Council on items which are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Council does not respond to public comment at this time.

No comments were offered.

PRESENTATIONS Proclamation Declaring Robot Day

Mayor Poythress stated that he has the opportunity of proclaiming today, April 20, 2016 as Robot Day and asked that Amrit Kooner step up to the podium with her colleagues and talk about contacting the City of

Madera and creating Robot Day considering that she goes to Clovis North High School. Mayor Poythress stated that everybody is curious and asked that Miss Kooner tell them what inspired her.

Miss Kooner wanted to introduce their program noting that it is an FRC Team (First Robotics Competition). This is a program that encourages kids their age to become a part of the STEM (Science Technology Engineering Mathematics) culture. It is something that encourages kids to think science is cool again. It's something that's completely different; it inspires kids. Half of these kids want to go into Mechanical Engineering and when they walked into the program, they didn't even know what that meant. Miss Kooner stated that the kids here are the future. They are the kids they'll be seeing in the news. They reached out to Madera, because they live in the Central Valley and they will see kids that are more inspired to go into football games; farming. They want to make sure that kids have the chance to be a part of STEM, because STEM is awesome. It's her fourth year on the team and it is something that has driven her to new horizons. They want to make sure they are making an effort all across the Central Valley, whether that is in their home town or Madera or anywhere to make sure kids have the opportunity to be a part of this program.

Miss Kooner stated that they are fortunate enough to go to a school where they have a program and Madera has a wonderful team. Madera is a hub for First. Madera won a competition here and all these kids are coming to Madera. This is a place where First is so important and they thought it should be recognized. Miss Kooner stated that STEM should be celebrated across the Central Valley. They are lucky enough to have the opportunity to be in an environment where STEM is something cool; something awesome. They want to make sure that in Madera, Visalia, Fresno, California kids have a chance to become a part of it and that is why they came to the Council today.

Mayor Poythress asked for steps that Madera can take to be more aware of STEM type programs. He wants to know great ways to get kids more involved in that type of effort.

Ms. Kooner stated that they start young. There are programs within named FLL and FLL Jr that use Legos to make robotics. They build little prototype robots that move around and do basic functions. If they grow up in a culture where they think it's available to them, that's where it starts. They help over 67 teams all across the Central Valley. That is where they get their members and that is where they get that interest from. Starting young: Elementary Schools, Pre-Schools. If they create an environment where it is celebrated and they are encouraged to go into it, that's when they join programs like this.

Mayor Poythress presented to Miss Kooner a proclamation declaring April 20, 2016 as Robot Day in the City of Madera and thanked Miss Kooner and her colleagues.

Mayor Poythress called on the Deputy City Clerk to make the late distribution announcement.

Deputy City Clerk Zelda León announced that pursuant to Government Code Section 54957, members of the public are advised that documents related to the following agenda item were distributed to the Council less than 72 hours before this meeting. Under Section E, Administrative Reports, subject matter a Resolution Declaring an Emergency Situation, the report and supporting documents were distributed to the Council this evening. Ms. León advised that extra copies are available at the podium for members of the public wishing a copy.

A. WORKSHOP

There are no items for this section.

B. CONSENT CALENDAR

B-1 Minutes – 9/16/15

B-2 Information Only – Warrant Disbursement Report

- B-3 Weekly Water Conservation Reports (Report by Dave Randall)
- B-4 Consideration of a Resolution Approving an At Will Employment Agreement for Grant Administrator and Authorizing the City Administrator to Execute the Agreement (Report by Wendy Silva)
- B-5 Consideration of a Resolution Approving Master Agreement, Administering Agency-State Agreement for Federal-Aid Projects, No. 06-5157F15 and Authorizing the Mayor of the City of Madera to Execute Master Agreement No. 06-5157F15

And

Consideration of a Resolution Approving Program Supplement Agreement No. F054 for the Repair & Rehabilitation of City Bridge No. 41C0009, 41C0043 & 41C0155, City Project No. B-4, Federal Project No. BPMP 5157(104), and Authorizing the City Engineer to Execute Program Supplement Agreement No. F054 (Report by Keith Helmuth)

- B-6 Consideration of a Resolution Approving an Agreement with MuniTemps for the Provision of Temporary Employees, and Authorizing the City Administrator to Sign the Agreement and Related Documents (Report by Dave Randall)

Mayor Poythress asked if there are any consent calendar items that a Council person would like to have pulled for further discussion. Seeing none, Mayor Poythress asked for a motion for action on the Consent Calendar.

ON MOTION BY COUNCIL MEMBER HOLLEY, AND SECONDED BY COUNCIL MEMBER ROBINSON, THE CONSENT CALENDAR WAS ADOPTED UNANIMOUSLY BY A VOTE OF 6-0.

RES. NO. 16-46 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING AN AT WILL EMPLOYMENT AGREEMENT FOR THE GRANT ADMINISTRATOR AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE AGREEMENT

RES. NO. 16-47 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING MASTER AGREEMENT, ADMINISTERING AGENCY- STATE AGREEMENT FOR FEDERAL-AID PROJECTS, NO. 06-5157F15 AND AUTHORIZING THE MAYOR OF THE CITY OF MADERA TO EXECUTE MASTER AGREEMENT NO. 06-5157F15

RES. NO. 16-48 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING PROGRAM SUPPLEMENT AGREEMENT NO. F054 FOR THE REPAIR & REHABILITATION OF CITY BRIDGE NO. 41C0009, 41C0043 AND 41C0155, CITY PROJECT NO. B-4, FEDERAL PROJECT NO. BPMP 5157(104) AND AUTHORIZING THE CITY ENGINEER TO EXECUTE PROGRAM SUPPLEMENT AGREEMENT NO. F054

RES. NO. 16-49 RESOLUTION APPROVING AN AGREEMENT WITH MUNITEMPS FOR THE PROVISION OF TEMPORARY EMPLOYEES AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS ON BEHALF OF THE CITY.

C. HEARINGS, PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS

- C-1 Consideration of a Resolution Approving a Lease Agreement between the City of Madera and the Community Action Partnership of Madera County, Inc. for**

**Occupation and Use of Facilities at the Millview Community Center, and
Authorizing the Mayor to Execute the Agreement on Behalf of the City (Report by
Mary Ann Seay)**

David Tooley, City Administrator and Council Member Holley declared a conflict of interest on Item C-1 and exited the room.

Mary Ann Seay, Director of Park and Community Services advised the Council that they are systematically going through existing agreements and partnerships that they have with agencies and re-visiting the terms. For example, this agreement with CAPMC to pay rent for the facility that they use for the Head Start Program at Millview, they have had an agreement with CAPMC for more than 20 yrs. Ms. Seay indicated that they re-visited the agreement last year. CAPMC takes care of all the maintenance, the air conditioners, etc which are a capital investment. Ms. Seay also wanted to identify ways for the City to get a little extra revenue that can be put it in a designation account, so that if something catastrophic were to occur they would have the resources to address it. She reached out to Maddie Mendez, CEO. It is a relatively nominal fee of \$500 per month/\$6,000 a year, but it does make a change in past practice. Ms. Seay stated that she is also making some agreement adjustments with the school district which is how they ended up with the new gym floor and exterior painting at Millview. Ms. Seay asked if the Council had any questions for her.

Mayor Poythress asked if there were any questions for Ms. Seay. Seeing none, Mayor Poythress asked for a motion for action.

ON MOTION BY COUNCIL MEMBER OLIVER, AND SECONDED BY MAYOR PRO TEM RIGBY, ITEM C-1, RES. NO. 16-50 WAS ADOPTED BY A VOTE OF 5-0. ABSTENTION: COUNCIL MEMBER HOLLEY

RES. NO. 16-50 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF MADERA AND THE COMMUNITY ACTION PARTNERSHIP OF MADERA COUNTY, INC. FOR OCCUPATION AND USE OF FACILITIES AT THE MILLVIEW COMMUNITY CENTER, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY

Council Member Holley reentered the Council Chambers.

C-2 Public Hearing and Consideration of a Resolution Approving the Annexation of the Capistrano XVI Subdivision Unsubdivided Parcels into Landscape and Lighting Assessment District Zone of Benefit 51; Confirming the Diagram and Assessments for the Capistrano XVI Subdivision Unsubdivided Parcels for City Wide Landscape and Lighting Assessment District Zone of Benefit 51 for Fiscal Year 2016/2017; and Authorizing the City Clerk to File the Diagram and Assessments with the Madera County Auditor (Report by Keith Helmuth)

Keith Helmuth, City Engineer stated that on April 6, 2016 THE City Council approved a resolution of intent to levy and collect an annual assessment for Zone of Benefit 51 which is for the parcels contained within the future Capistrano XVI Subdivision for the purposes of landscaping within that zone. As part of that resolution, a public hearing was set for this evening's Council meeting and the public will be allowed to express any comments relative to the proposed annexation. The proposed assessments or any other matters related to the zone can also be discussed. Mr. Helmuth asked if the Council had any questions for him.

Mayor Poythress asked if there were any questions for Mr. Helmuth. Seeing none, Mayor Poythress opened the public hearing for this item. Seeing none, the public hearing was closed and Mayor Poythress asked for a motion for action.

ON MOTION BY COUNCIL MEMBER MEDELLIN, AND SECONDED BY COUNCIL MEMBER OLIVER, ITEM C-2, RES. NO. 16-51 WAS ADOPTED UNANIMOUSLY BY A VOTE OF 6-0.

RES. NO. 16-51 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING THE ANNEXATION OF THE CAPISTRANO XVI SUBDIVISION UNSUBDIVIDED PARCELS INTO LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT ZONE OF BENEFIT 51; CONFIRMING THE DIAGRAM AND ASSESSMENTS FOR THE CAPISTRANO XVI SUBDIVISION UNSUBDIVIDED PARCELS FOR CITY WIDE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT ZONE OF BENEFIT 51 FOR FISCAL YEAR 2016/2017; AND AUTHORIZING THE CITY CLERK TO FILE THE DIAGRAM AND ASSESSMENTS WITH THE MADERA COUNTY AUDITOR

C-3 Public Hearing and Consideration of a Resolution of the City Council Confirming Special Assessments for Delinquent Administrative Fines (Report by Brent Richardson)

Brent Richardson, City Attorney asked that the Garfield property on the exhibit be pulled as he is still in discussion with legal counsel for Chase Bank who owns the property. Mr. Richardson stated that these are unpaid fines and Council's confirmation is needed in order to place liens on the properties.

Mayor Poythress asked if there were any questions for Mr. Richardson. Seeing none, Mayor Poythress opened the public hearing for this item. Seeing none, the public hearing was closed and Mayor Poythress asked for a motion for action.

ON MOTION BY COUNCIL MEMBER HOLLEY, AND SECONDED BY COUNCIL MEMBER OLIVER, ITEM C-3, RES. NO. 16-52 WAS ADOPTED WITH THE EXCLUSION OF THE GARFIELD PROPERTY UNANIMOUSLY BY A VOTE OF 6-0.

RES. NO. 16-52 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA CONFIRMING SPECIAL ASSESSMENTS FOR DELINQUENT ADMINISTRATIVE FINES.

D. WRITTEN COMMUNICATIONS

D-1 Presentation by the State Center Community College District on Measure C and Consideration of a Resolution in Support of Measure C, the State Center Community College District Bond (Donna Berry, William Turini)

Sandra Caldwell, Reedley College President stated that Dr. Fischer was not able to attend tonight's meeting. Ms. Caldwell wanted to recognize their trustee Bobby Kahn who represents the Madera area for the State Center Community College District in which Reedlly College, Madera Community College Center and Oakhurst Community College Center are components of.

Ms. Caldwell stated that they will presenting information on the Madera Community College Center and Oakhurst Community College Center and then they will talk about specifics relative to the bond that will be on the June 7th ballot. She introduced Donna Berry, Vice President of Student Services who oversees all of the administrative operations including Madera Community College Center and who works closely with Dr. Fischer. She also introduced one of their esteemed faculty members in the area of Political Science, Mr. William Turini who is a lifelong Madera resident. Ms. Caldwell stated that they will answer questions after the presentations.

Mr. Turini stated that they have set their sights on moving the Madera Community College Center towards college status and some of the products of that goal are already taking shape. They will be talking about campus growth, student success efforts, student life efforts and some things taking place at the Oakhurst Community College Center. He stated that they are growing and they are proud of their growth but based on area population and their projections they should be serving 4,500 students. This tells them that many of the Madera student population may currently be looking to other less accessible alternatives such as Fresno City College or Merced College. Mr. Turini noted that Madera is the largest county in the state without its own community college. In terms of moving toward college status, they have noted that this shift would benefit in becoming an economic engine for the local area. It would provide sustainable funding, because colleges receive more in allocation than centers. Curricular independence that comes with independent college status would allow them to better reflect the needs of the community, because they currently operate under the curriculum of Reedley College.

Mr. Turini drew the Council's attention to the list of new positions that have been added in the area of classroom faculty agriculture business. They are excited to offer an agriculture program beginning this fall. They are expanding their efforts in their center for the advanced manufacturing. Previously, their offerings were minimal. Madera Community College Center offered a 7 unit certificate program. There was limited effectiveness allowing students to step into jobs, but now they are offering Associate Degrees in manufacturing and welding. They are making progress, but these increased offerings and program development are creating a need to expand their capacity.

Mr. Turini stated that there are several student success efforts in terms of developing or expanding in certain areas:

- Career and transfer center
- Instructional support services
- Increasing their site services opportunities
- Engaging their own course scheduling to work towards offering courses in a program or offering schedule that will allow students to efficiently and effectively move towards degree completing.
- Offering transfer degrees
- Several partnership and pathways for success including the CA Careers Pathways Trust Program which is a dual enrollment program that facilitates teacher training
- They have a STEM center.
- They also continue to develop several aspects of their student life.
- They are trying to better engage their students so that they stay on campus.

Mr. Turini stated that research on community college students has repeatedly shown that the more engaged students have a better likelihood of being successful in their degree pursuits. The Oakhurst Community College Center serving that portion of Madera County also provides any number of educational opportunities to their students. Mr. Turini stated that they are working towards offering those same benefits at the Madera Community College Center to the students taking courses at the Oakhurst Community College.

Donna Berry thanked the Mayor and the Council Members for support of the transit, the bus routing and the bus shelter for the Madera Community College Center. She stated that it will provide students in the area to be able to make it out to the college as it is a challenge for a lot of them. They appreciate the Council's support.

Ms. Berry stated they need to expand some of the facilities in Madera to be able to manage the population growth of students that they know are going to be attending the college. They have an Academic Village that needs to be expanded. They want to be able to expand the building about 30,000 square feet. That would provide more classroom spaces for their students, more lecture halls, and house more faculty and the library. They would move the library facilities from the Administrative Building into the Academic Village. Madera Community College Center has an LVN and an LVN to RN program which is housed in portable classrooms. They want to move all that laboratory space into the new building, so that they can have all

the students together in that particular area. It is going to provide more study and tutorial space for students. It will probably double the size of the current Academic Village. It is imperative that they get that. It would also provide computer training centers. Ms. Berry stated that CTE expansion and advanced manufacturing has been a huge success for Madera. They have a lot of support from their trustee, JBT, for that. They have a lot of programs that they are offering now and this would allow the expansion of that facility by approximately 5,000 square feet for more advance level programs in manufacturing and welding. They are looking for that support in Madera. Ms. Berry stated that those are the true needs in Madera.

Ms. Berry stated that they need permanent facilities in Oakhurst which is partially affiliated with the Madera Community College Center. They are currently housed in temporary buildings.

Ms. Berry added that they are moving the Madera Community College Center towards college status. In 2018, the Reedley College State Center has an accreditation visit so that in 2019 (30th anniversary of the Madera Community College Center) they want to start the college status candidacy process through the accreditation process. That's when they plan to kick it off.

Ms. Berry stated that they look forward to the Council's support on Measure C on June 7th as well as support on the resolution that is coming.

Ms. Berry commented on some of the district needs that would advantage Madera and the Madera community.

- Expanding and modernizing their classrooms
- Adding classrooms, programs and service
- Providing access to higher education for all of the students
- Address the needs of students who don't want to further their college degree and provide them opportunities in the job market.

Ms. Berry stated that they transform lives. Ms. Berry advised the Council that she would be happy to answer any questions.

Ms. Caldwell mentioned that they distributed a summary sheet to the Council and to the audience which shows the different bond projects. There is a \$485 million bond initiative for facilities. Ms. Caldwell stated that she wanted to emphasize that for Madera, Madera County and the Madera Community College Center, moving forward in its independent college status is very critical in these facilities [bond initiative]. They don't have another mechanism for facilities other than moving in this direction. Ms. Caldwell advised the Council that she would be happy to answer any questions.

Mayor Pro Tem Charles Rigby stated that it was a great presentation, however numbers are missing.

- It is nearly a half a billion dollar bond that is at stake.
- Madera County would see \$40 million of that which is approximately 12% of that bond.
- \$40 million will go to the Madera Center.
- \$25 million will go to Oakhurst.
- \$170 million will go to Fresno City College. This college is the oldest and oldest active campus in the State of California.
- \$70 million will go to Clovis Center. Mayor Pro Tem Rigby asked if the Clovis Center was moving towards accreditation and Ms. Caldwell answered that they are an independent college; that happened almost a year ago.

Mayor Pro Tem Rigby stated that in Ms. Caldwell's words, Madera is the largest county without an accredited college. He was curious as to why they are looking to build a new campus on the south side of Fresno as well as another campus on the west side of Fresno. Funds are being allocated out of this bond for both of those campus. He was curious as to why there wouldn't be a stronger effort to finish a Madera Center, so that they are not the largest county any more without a college.

Ms. Caldwell stated that the Madera Community College Center is roughly 9% of the total enrollment of the State Center District. She wants to point out that it is an overall axis on how they came about the projects. The amount of the bond was not determined and then which projects they would do and they parted out. That is not the approach that was taken. Actually, what happened is that each of the locations went through a process to bring forward necessary projects for each of the locations and then each project was given a different level of high priority.

- For Madera it is the Academic Village.
- For Madera County it is the Academic Village at Madera Community College Center, because that would be critical for college status.
- Expansion of CTE advance manufacturing.

Each of the colleges brought forward their projects and the estimated cost amount, then that was how the bond amount was structured.

- \$485 million bond is spread over four (4) counties.
- About \$90 million is being reserved for escalation of cost.
- They are cautious of saying how much is going to Madera as it may be more. It is hard to say as they were very prudent in putting aside the \$90 million for escalation of cost.
- Another \$50 million was set aside for technology, infrastructure upgrades and ADA accommodations.
- About \$140 million taken off [the \$485 million] to make sure they follow through on what they said they are going to do.
- She wants to be cautious of saying that Fresno City gets that large amount, because the southeast side already has a pocket of funds for the fire and police academy.
- The fire and police academy, although they are housed through Fresno City College, absolutely impact every single one of their communities, because that is the training ground in which fire and police operations are able to recruit new hires from. It is critical for all of their communities. That is part of the southeast campus. That benefits every single one of their colleges.
- Madera Community College Center will not have a police academy nor will Reedley College, so their community is dependent on those dollars.
- The Annadale facility is where they have their career and technology training center for Fresno City College and it also houses the fire and police academies. It is very tiny and has always been in the books. That is not a new intent. That is to meet the needs of the CTC and the fire and police. Fire and police are top priorities across the communities as they are so dependent on that safety.
- West Fresno is a multiple request for serving that community base. It came out of a needs study. That is mostly to provide access on the west side where there is not great access into Fresno City. It is for expansion.
- The bond is not for this project and that project. It was a total of the projects that built into the \$485 million.

Mayor Pro Tem Rigby asked if Madera had more projects could it have possibly been awarded more money.

Ms. Caldwell stated that they had more projects, but they looked at every college or center's high priority projects. Those were the ones that came forward from all of the institutions. The health and well-being for each of their colleges is the health and well-being of the entire district. Madera Community College Center absolutely needs to become Madera Community College, but at the same time, having a healthy Fresno City and having a fire and police academy strengthen every single one of them. That was the approach that was taken.

Mayor Pro Tem Rigby stated [that meant] building a new west side campus. Ms. Caldwell agreed.

Mayor Pro Tem Rigby asked if it was true that the board was sitting on \$25 million for a few years.

Ms. Caldwell stated that was not correct as actually [those funds are] tied to that site.

Mayor Pro Tem Rigby asked if it stays with the site. Ms. Caldwell replied affirmatively.

Ms. Caldwell stated that there is funding, but there was not enough funding to do that project, so this bond is critical in funding the rest of that.

Mayor Pro Tem Rigby stated that this would complete it and that makes a lot of sense.

Mayor Pro Tem Rigby stated that he doesn't want Ms. Caldwell to get him wrong. He works at Reedley College as an Assistant Basketball Coach. He has a 20 year old who attends Madera Community College Center and has been attending since she was 18 years old. His daughter got him interested in transportation, because she didn't have a car then and they were transporting her back and forth. Mayor Pro Tem Rigby stated that he knows the Madera Community College Center needs this. He just finds it hard that breaking ground on a new campus rather than finishing the Madera Community College Center is a high priority to this board. Mayor Pro Tem Rigby stated that it's just tough for him to swallow.

Ms. Berry stated that they also look at the funding that they have on their campuses. They get operational expenditures, but every year they look at the monies they have left and if they can take any of those monies to help expand the different programs, some of the facilities, upgrades and enhancements, then they are always looking at doing that. They've done a lot of things such as the STEM Center, tutorial center and counseling with their internal money as they've had it available.

Mayor Pro Tem Rigby asked how this bond would get Madera Community College Center closer to accreditation.

Ms. Caldwell stated that this is critical. They plan on stepping up that process in 2019. Reedley College's accreditation process is in 2018.

Mayor Pro Tem Rigby asked what would happen if this bond didn't go through. Ms. Caldwell stated that this will go through. This community deserves it.

Council Member Medellin thanked Ms. Caldwell and her group. He stated that he sat down with Bobby Kahn months ago and told Mr. Kahn that he would support Measure C, because it is needed. Council Member Medellin stated that he shares the same passion and sentiments as his colleague when he feels they should have been accredited already, so whatever they can do to get there and as quickly as they can, he will certainly support.

Council Member Medellin stated that if he is going to support and advocate for Measure C, there are a couple of other things he would like to ask.

- He is not sure if the 9% enrollment rate has anything to do with the \$40 million. He feels enrollment may be low due to the lack of facilities or things of that nature.
- Would the amount be less than \$40 million as they start to build and things skyrocket and they use the \$90 million and then the \$50 million? Would they take funds from other campuses such as Reedley College or Madera Community College Center?
- Is \$40 million the minimum [that Madera Community College Center would receive]?

Ms. Caldwell stated:

- She can't imagine costs would go down.
- She believes it was prudent to reserve some of those funds for the escalation of costs.
- She can tell the Council that she will continue to champion this.
- She knows that their Board [of Trustees] voted 7-0 in support of moving forward on these projects knowing exactly how they would prioritize these projects.

- She feels very confident that the community of Madera/Madera County deserve this and believes that their Board of Trustees support that. They have said so with their vote.
- She can assure the Council that the entire Reedley College supports it, because they were willing to articulate that in their Vision 2025. It is in their new Educational Master Plan which the Council will be receiving shortly before it is even put before the Board of Trustees this fall.
- “Yes, they anticipate this will be built. This community deserves it.”

Council Member Medellin stated that he couldn't agree with her more and that is why the Council has some of those questions. The Council wants the absolute best for Madera and the Madera campus as well as Oakhurst Center which is in Madera County. Council Member Medellin stated that he wants to be able to go out there and work hand-in-hand and side-by-side and champion for this as long as he feels comfortable with what he can say. “Coming from Dr. Caldwell, this is what she told us and she stands by her word.”

Mayor Poythress stated that Ms. Caldwell guaranteed a campus and asked if that was correct.

Council Member Medellin stated that Ms. Caldwell guaranteed a campus and it is on record.

Ms. Caldwell stated that consideration was not based on enrollment. The bond number was set based on the projects to get done appropriately for the area. They didn't set a number and then decide how much each project was getting. She anticipates that the first projects are going to come closer to the estimates than the projects that come on-line later due to escalation of cost.

Ms. Caldwell stated that there are several things to know about enrollment. The number that Mr. Turini shared earlier is about 3,000 students last fall. The unduplicated head count in a year for fall, spring and summer is 4,331 which tells them that they don't have enough of the completed curriculum to meet the needs of the students to be able to take those programs full-time at Madera Community College Center. They are working diligently. A high number of STEM faculty are in the pipeline in addition to the agriculture business to help address the needs of the local community. Agriculture leaders met with them directly to help develop what the program is going to look like.

Council Member Medellin stated that \$40 million is a lot of money, but recently a bond was passed for a new high school which started out at about \$115 million. They haven't broken ground yet and are up to \$180 million. Although, \$40 million sounds like a lot out of \$485 million, it doesn't seem enough for what they propose to do.

Ms. Caldwell stated that when the bond was put together and they got estimates that was where the advice came to withhold \$90 million for escalation of cost. The first projects will probably come in closer. Administration and the Board have not identified exactly which projects will go in-line first. She thinks there is recognition that specific projects across the campuses are very critical, that the Academic Village at Madera is the very high priority.

Council Member Medellin suggested that they start north and work their way south.

Ms. Caldwell stated they should start north and south and as far east as they can go and then work their way in. She stated Council Member Medellin's comment was clever.

Council Member Medellin thanked Dr. Caldwell.

Council Member Holley asked how much more expansion can be done at Madera Community College Center as there is not a lot of space there to add to buildings, etc. He wanted to know if there is something that allows them to get more land to the east.

Ms. Caldwell stated that they have a fairly large footprint at the Madera Community College campus. There are 114 acres on that spot. They have a Facilities Master Plan that has a concept of how the area will be built out. They believe that they have adequate space for the main campus. Ms. Caldwell stated that the

issue is getting the funding and moving forward and building it. They have the best parking out of the entire district and her plan is to fill it all up.

Mayor Pro Tem Rigby asked if the bond can be used for faculty and staff. Ms. Caldwell stated that it cannot and that the bond is purely for projects.

Mayor Pro Tem Rigby asked how teachers for the offices/expansion would be funded. He doesn't want to build buildings that would sit empty.

Mayor Poythress clarified that Mayor Pro Tem Rigby wants to know if there is sufficient operation budget to fund the faculty.

Ms. Berry stated that they are struggling to find office space for the individuals that they already hired; they are putting people in tight quarters.

Mayor Pro Tem Rigby stated that there is no indication which projects will be worked on first and he wanted to know if it was possible that they could see a groundbreaking of the campus on the west side that would dip into the \$90 million to complete it and then start the Madera Village and run out of money.

Ms. Caldwell stated that she can't even imagine that scenario.

Bobby Kahn stated that one of the things that will put the Madera campus ahead is the fact that they have a site, they have a campus and they have the infrastructure. All they have to do is build the building. As for the southwest site, it hasn't even been determined where it will be located.

Mayor Pro Tem Rigby stated that's his point. They have the land. They're ready to build, so give them the resource rather than allocate it for a hopeful opportunity.

Mr. Kahn stated that the reason for the southwest campus is that they have fiduciary duty to the entire district and one of the problems they are facing is the impact they see at Fresno City College. Fresno City College is maxed out. It's smaller than 115 acres and they have no space to add substantial classrooms or other facilities. They have a need at southwest. It is an underserved community. The southwest campus will be an academic site. It is not going to be a full-on college campus. It will be an addition to the Fresno City College site. It will give them the opportunity to increase the service at Fresno City College and serve the underserved community.

Mr. Kahn referenced Council Member Medellin's remark regarding the \$40 million. Their bond is very similar to what Council has witnessed in Madera with Madera Unified School District. There will be an oversight committee that they will have to answer to.

Mr. Kahn referenced the \$190 million new MUSD high school. Madera Community College Center already has a portion built so they can go a lot further with \$40 million than 120 acres of dirt with no infrastructure. That would be more expensive.

Ms. Caldwell asked if there were any other questions for them.

Council Member Medellin stated that they are just passionate and they are hungry to be accredited and they want what is best for Madera and this campus just like Ms. Caldwell does.

Ms. Caldwell thanked the Council. She stated that it is wonderful to be there tonight and asks for the Council's support on that resolution. She stated that the students are already working on the mascot and she is very pleased to say that.

Mayor Poythress asked if there were any questions. Seeing none, Mayor Poythress asked for a motion for action.

ON MOTION BY COUNCIL MEMBER MEDELLIN, AND SECONDED BY COUNCIL MEMBER ROBINSON, ITEM D-1, RES. NO. 16-53 WAS ADOPTED BY A ROLL CALL VOTE OF 5-1. AYES: COUNCIL MEMBERS HOLLEY, MEDELLIN, OLIVER, ROBINSON AND MAYOR POYTHRESS. NOES: MAYOR PRO TEM RIGBY

RES. NO. 16-53 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, IN SUPPORT OF MEASURE C, THE STATE CENTER COMMUNITY COLLEGE DISTRICT BOND

E. ADMINISTRATIVE REPORTS

E-1 Report on Recruitment of Energy Conservation Consultants and Authorization to Distribute a Request for Statements of Qualification (Report by Dave Randall)

Dave Randall, Public Works Director stated that from time-to-time they will hear proposals for different types of energy projects such as solar or converting lights to LED. Mr. Randall stated that field is fairly complex and ever changing. There are a lot of regulatory issues. Staff has a lot of expertise in many fields, but they don't have the comprehensive ability to address some of these things. The margins are fairly small when they look at these issues yet they can have long term effects on the consequences and the financial viability. Mr. Randall stated that they propose to get help from people who specialize in this field who have more in-depth knowledge that is unique to this field. In the past, they hired somebody who helped them look at a proposal and they were able to identify things that staff hadn't been able to see and it made significant differences. It showed them that they need to make sure that they have the resources to make the best decisions that they can bring to the Council for their concurrence. Mr. Randall stated that they are requesting to be allowed to request statements of qualifications. This would allow them to look at people's qualifications and find the best partner. It would not result in approving any projects or entering into an agreement at this time. Mr. Randall stated that they want the best firm they can find. Staff would then bring an agreement to Council for a 3-year period with them as a consultant. The consultant would not be able to compete with projects. Mr. Randall stated that he has talked to many people who think it is a great idea until he tells them they couldn't get the contract. That is the kind of thing they are trying to avoid. Staff is looking for concurrence that they can move forward in this fashion. Any projects that they choose to do would come back to the Council for approval and funding.

Mayor Poythress stated it made sense.

Council Member Medellin stated it made a lot of sense; leave the expertise up to the pros. He knows staff time is crimped. He believes it's the best way to go.

Mayor Poythress asked for a motion for action.

ON MOTION BY COUNCIL MEMBER HOLLEY, AND SECONDED BY COUNCIL MEMBER ROBINSON, ITEM E-1 WAS ADOPTED UNANIMOUSLY BY A VOTE OF 6-0.

E-2 Update on the Status of Emergency Repairs for the Sanitary Sewer Main on Schnoor Avenue between Fourth and Fifth Streets and the Results of Ongoing Investigations into the Condition of Other Downstream Pipe

And

Consideration of a Resolution Declaring an Emergency Situation in which Expedited Design, Investigations, Repairs or Replacement of Sections of Sanitary Sewer Pipe in Schnoor Avenue South of Fourth Street May be Required (Report by Keith Helmuth)

Keith Helmuth City Engineer stated that this is an update on where they stand in regards to a hole in the street that occurred about a week ago.

- A portion of Schnoor Avenue collapsed the Monday before last around 1:00 pm.
- The pipe was replaced by last Friday.
- The pipe came back into service Monday of this week.
- The street was paved yesterday.
- That section of pipe is pretty much behind them, however they are not done with what they need to do.
- They believe the pipe collapsed upon itself.
- The soil above the pipe then collapsed into the pipe and was carried downstream through the pipe.
- The soil dropped off in several sections of the pipe downstream. They do not know how far it got. Some of it probably got to the waste water treatment plant.
- The street above it eventually collapsed. That was probably triggered by a car over the top of it. If there had been no car, it might have sat that way for a while and eventually caved, but vehicle traffic accelerated it.
- The trigger was most likely deterioration. The pipe seems to have accelerated in the last 5 to 10 years.
- There were a lot of heavy gases there. Heavier than in other portions of the City. There are a multitude of gases inside a sewer system. The most corrosive gas is Hydrogen Sulfide (H₂S).
- There was records-setting rain a couple of days before the collapse. The City got over an inch of rain within 24 hours.
- Rain would have surcharged the pipe. When a pipe is surcharged, the level in the pipe progressively increases until it fills up and touches the ceiling of the pipe. When it gets to that point, any pipe that was subject to corrosiveness would be subject to the pressure of the water coming through. As it further surcharges, a pipe not normally used to pressure starts to see pressure.
- The pipe was 60 years old. It was built in 1956.
- They've been investigating what went wrong with the pipe.
- Several fragments of pipe were found that indicate that pipe thickness in some areas was an inch or two. In other areas it was three-quarters ($\frac{3}{4}$) of an inch or even half ($\frac{1}{2}$) an inch.
- They are looking downstream and trying to get cameras in the system. It's been difficult getting cameras in the system.
- They discovered on video that there was a hole in the pipe downstream, so the contractor cut a hole in the street, went down to the pipe, cut the pipe, dropped a new PVC pipe on top of it (half of a pipe) and dropped concrete over top to secure it.
- After further cleaning of the pipe, approximately 90 feet in, they noted that the pipe was probably in the same condition as was viewed in the previous video. They haven't been able to go much further. Their goal is to go further, continue to clean the pipes and get cameras in there to see what else may be going on.
- After that, staff will look to repair, replace or a combination of both.
 - Repairs: Line the pipe with a structural PVC liner. The liner slides in the pipe and they expand it. It fills the void in the pipe and will take the weight of the pipe.
 - Replacement: Completely replace the pipe by pipe bursting where they push a new pipe through and it takes the existing pipe, fractures it, pushes it outward and the new pipe fills the old space.

Mr. Helmuth stated that they are looking for an emergency proclamation to declare an emergency relative to the pipe between 4th Street and Industrial Avenue so they can move forward and make any repairs or replacements as quickly as possible without the customary requirements of doing a "bid and award" process. Staff is accelerating investigation and repairs of the pipe between 4th Street and Industrial Avenue as the pipe integrity is suspect.

Mr. Helmuth stated that a rate adjustment was brought to Council last May or June. One of the items on the rate adjustment was a study of the City's sewer and water system. That study will allow staff to look at other pipes in the City by running cameras through any pipes that are 5 years or older. Mr. Helmuth stated that staff would be able to see the condition of the pipes and set priorities on those pipes. If an urgent repair is needed, the rate study set aside \$1.5 million - \$2 million a year starting 17/18 to identify new projects. The study will look to find other potential pipes. Mr. Helmuth stated that the request for proposals was submitted prior to the pipe break. Staff expects proposals back on April 29th, review the selection of consultants and then move into the review process of the pipes.

Mr. Helmuth stated that he would be happy to answer any questions.

David Tooley City Administrator stated that it is difficult to categorize a sewer line collapse as a success, but they should recognize this is a success for the City. It's a success in that they had a police officer who was on the spot and recognized the risk, acted appropriately, staff was able to mobilize forces, staff got a contractor on-site, staff was immediately able to address the issue and there was no loss of service. Mr. Tooley stated that he can think of places just outside the City that are two years without services. Staff got it done quickly. The challenge in front of them is that it's a significant work effort. The Engineering Department has already taken it on, but there are many projects that staff needs to be doing. Mr. Tooley stated that the critical question they should be asking themselves is if they are staffed appropriately; do they have enough people in place to get this done. That is one of the questions they'll ask and answer through the next budget process. Mr. Tooley stated that at least tonight, they avoided what could have been a tragic event.

Council Member Medellin thanked Mr. Tooley and thanked all of staff who handled this catastrophe. It could have been a whole lot worse. He believes they'd estimated 10 days to get it fixed and his estimation shows 9 days. This was a success. Council Member Medellin stated that it was a test to their City and staff and they came together. They found somebody to get it fixed and they will continue to find out what other problems they may have. Council Member Medellin stated for the record that the Council had asked for this study prior to this happening. The City had it on their list of things to do. To look at infrastructure. It costs a lot of money. It is not easy to look at infrastructure throughout the City. Council Member Medellin reiterated that for the record, this was on their short list to do. The Council approved it not too long ago.

Mr. Helmuth stated that it was on their short list and that was approved in June with rates.

Council Member Medellin stated that he raised that point so it doesn't seem like they were being reactionary to something that happened and they don't want to see that again. Council knows this is prudent and they had approved prior to this event.

Mr. Tooley thanked the Public Works staff who were on the site 24/7 answering questions for people who came by and needed information.

Council Member Medellin stated that he fielded a few calls when it first happened. He believes people were in panic mode and the City was more concerned about the ground and under the ground. Staff being out there 24/7 and having people able to go there and ask questions that day was fantastic. He is very proud of their entire staff in the City of Madera and how they handled this.

Mr. Helmuth thanked Ellen Bitter. She was on her way to an MCTC meeting when this happened and she took charge of everything out there and started running with it.

Council Member Holley stated that they wanted to thank the concerned citizen that called the policeman and told him that this was happening. It was a real asset that somebody noticed a wave in the road and decided to stop a policeman and tell him. Council Member Holley stated that they do have some concerned citizens in Madera and that really makes the Council feel good about that.

Mr. Helmuth stated that if it hadn't been spotted somebody could have fallen in.

Mayor Poythress stated that he got to oversee the whole project from his conference room. It was beautiful. There was no smell and no dust.

Mayor Poythress asked if there were any questions or comments. Seeing none, Mayor Poythress asked for a motion for action.

ON MOTION BY COUNCIL MEMBER HOLLEY, AND SECONDED BY COUNCIL MEMBER ROBINSON, ITEM E-2, RES. NO. 16-54 WAS ADOPTED UNANIMOUSLY BY A VOTE OF 6-0.

RES. NO. 16-54 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING A RESOLUTION DECLARING AN EMERGENCY SITUATION IN WHICH EXPEDITED DESIGN, INVESTIGATIONS, REPAIRS OR REPLACEMENT OF SECTIONS OF SANITARY SEWER PIPE IN SCHNOOR AVENUE SOUTH OF FOURTH STREET MAY BE REQUIRED

F. COUNCIL REPORTS

Council Member Robinson reported he attended the EuroDrip open house last Thursday. He spoke to the owner about showcasing their drip system at a community garden. He also attended a pancake breakfast for the Madera Rescue Mission. It was on a Saturday at 8:00 am.

Mayor Pro Tem Rigby stated that he has been busy the last few evenings painting with Public Works. They have been able to launch the Blue Strip campaign in association with the Madera Ministerial Association, Love Madera and Madera Neighborhood Revitalization. They were in Capistrano and Venturi neighborhoods on Monday. Last night they were in the Elm neighborhood as well as Persimmon neighborhood celebrating with Council Member Holley the third Neighborhood Watch meeting of the Persimmon neighborhood. Mayor Pro Tem Rigby stated they have over 130 homes that have a blue stripe insignia on their curb. They are excited to be in Council Member Oliver's neighborhood tomorrow. Several people contacted Neighborhood Revitalization wanting their curb painted and were informed that they do Neighborhood Watch groups first. They've already started two new Neighborhood Watch groups that will be meeting on Cinco de Mayo. He is very proud.

Council Member Medellin stated that a person went to his office a couple of days ago and said that they needed Neighborhood Watch. He had asked this person previously to have a Neighborhood Watch and they'd put it off. This person stated that their car had been broken into twice in last couple of weeks. Council Member Medellin stated that years ago the comments would have been that there's never a cop when you need one or that it's the Police Department's fault for not being there. For people to say that they need a Neighborhood Watch spoke volumes. These people know they have to be involved. Council Member Medellin thanked Police Chief Frazier and Commander Dino Lawson. The information posted on Facebook and social media lets people know that they caught the guys, but they were caught because the public was their eyes and ears. Neighborhood Watch has been fantastic.

Council Member Medellin referenced The Blue Stripe Initiative. They knock on doors in the evening at 6:00 pm and residents want to come out and be video-taped saying how proud they are of their Police Department, first responders and Fire Department. Council Member Medellin stated that after the first day, they received many calls asking on how they could they get their curbs striped. Logistically, it is not easy to bounce all over town, but they will get there eventually. Council Member Medellin thanked Mayor Pro Tem Rigby for championing that project.

Council Member Medellin referenced the Schnoor Avenue incident. He stated that there needs to be a way for somebody (City Council, Neighborhood Watch, etc.) to knock on doors and give residents an update when this type of situation occurs. They don't have robo-call which is the easiest grass roots way to do things. For example, if he lived 50 yards away, is he going to be affected by this one way or another? Is it

going to encroach into his yard or can he flush his toilet? This was a learning experience and they got this done. Council Member Medellin thanked all the staff that took care of it, however he stated there should be a "reach out" effort to give residents an update such as: Your drinking water is safe and you can flush your toilet and you're not in any danger. He stated that this was a learning experience.

Council Member Holley stated that he had nothing to report.

Council Member Oliver stated that this afternoon, he was out in his neighborhood knocking on doors inviting residents to attend a neighborhood block party this Saturday. It is being put on by the Sonora Neighborhood Watch team. This is a group that organized together concerning one resident in the neighborhood and an issue with that individual. It sparked a great opportunity for many of their citizens to engage and get to know one another. They have had about four Neighborhood Watch meetings in the last year including National Night Out. They have touched over 100 households as far as folks that have shown up and participated. Council Member Oliver stated that it is definitely something very powerful.

Council Member Oliver stated that one of the social media posts that the Police Department did was about a phone call that a concerned citizen made with regards to a suspicious character in the Ironwood neighborhood which is one of his Neighborhood Watch teams. The best part of that was to see the comments that followed of people wanting to get involved. Council Member Oliver stated that he followed-up and reached out to them. They are going to continue to see the impact as they move forward and build on their successes.

Mayor Poythress stated that it is great seeing all the energy and everybody's involvement in each aspect of Neighborhood Watch. It is definitely a team effort and it is wonderful to see that.

Mayor Poythress stated that he attended the MCTC monthly meeting today. It was the Unmet Needs hearing and it was fairly brief.

Mayor Poythress stated that he and Council Member Medellin attended a Neighborhood Watch meeting in the Sultana neighborhood. He noted that Council Member Medellin underestimated the tenacity in the fortitude of his neighbors. It was a windy cold night and Council Member Medellin thought the meeting was going to be cancelled, but 25 people were out there in shorts and t-shirts while Council Member Medellin was freezing.

Mayor Poythress stated that he attended an event that same evening at Madera Community Hospital recognizing the Red and Nancy Arnold Foundation for their outstanding contributions to Madera Community Hospital.

Mayor Poythress requested a special meeting in regards to a Tiger Grant application for the MCTC. MCTC has to submit by the 29th. The grant application is to widen Highway 99. Mayor Poythress stated that he knew they had just had a special meeting and he hates to do it, but they got the request in on Thursday afternoon at 2 pm and it was too late to get it on this week's agenda.

Brent Richardson City Attorney indicated that a special meeting requires a 24 hour notice.

Mayor Poythress suggested having the meeting on Monday, April 25th at 5:00 pm.

Council Member Medellin stated that he supports it, but he is unable to be in attendance.

Mayor Poythress apologized as he doesn't like doing this, but he believes it's an important item.

Mayor Poythress announced that they would now move to the closed session.

G. CLOSED SESSION

G-1 Closed Session Announcement – City Attorney

Brent Richardson City Attorney announced that the Council will adjourn to closed session pursuant to Government Code Section 54956.9(d)(1) to discuss conference with legal counsel in anticipated exposure to litigation, as described under item G-2.

The Council adjourned to closed session at 7:25 pm.

G-2 Conference with Legal Counsel – Pending Litigation pursuant to Government Code §54956.9(d)(1): 1 case:

William Roger Anderson WCAB No. ADJ 8262131

G-3 Closed Session Report – City Attorney

The Council returned from closed session at 7:30 pm with all members present.

City Attorney Brent Richardson announced that the Council met in closed session pursuant to Government Code Section 54956.9(d)(1) to discuss conference with legal counsel in anticipated exposure to litigation, as described under item G-2, and reported that no reportable action was taken.

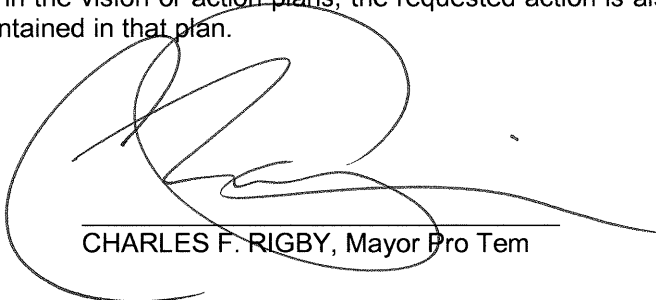
ADJOURNMENT

The meeting was adjourned by Mayor Poythress at 7:31 p.m.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Approval of the minutes is not addressed in the vision or action plans; the requested action is also not in conflict with any of the actions or goals contained in that plan.


SONIA ALVAREZ, City Clerk


CHARLES F. RIGBY, Mayor Pro Tem


Prepared by:
ZELDA LEÓN, Deputy City Clerk

